2 rooms in Port

€245,000

Port · 2 rooms · 41 m² in size



Key details

Surface area	**41 m²**
Rooms	**2**
Floor	**3rd**
Annual charges	**€360 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

This charming 2-room duplex apartment is situated in the heart of the vibrant Place Garibaldi, housed within a historic building dating back to 1780. The property offers a Carrez surface area of 41 m² and is located on the third floor. The first level features an entrance, a bathroom with WC, and a bright living room with a fully equipped kitchen. The upper floor includes a bedroom with storage, a shower room with WC, and a functional laundry area.

The apartment underwent a complete renovation three years ago, ensuring no major work is needed. It is ideal for both rental investment and as a charming pied-à-terre. The property benefits from low co-ownership charges of €30 per month and a property tax of €640 per year. Previously, it was rented for €920 per month. The location is exceptional, with close proximity to the tram, shops, and the historic Old Nice.

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